

Project Title and Purpose: Bringing it Home: Healthy Housing in a Changing Climate

Metropolitan Tenant's Organization's (MTO) proposed *Bringing It Home* (BIH) project intends to build and take an interactive educational exhibit into the low and moderate income neighborhoods, especially those neighborhoods suffering from poor housing maintenance. The installation will focus on tenants and creating an increased awareness around health hazards such as mold, pests and lead paint and how these hazards will be amplified by ever increasing heavy storms of climate change.

The vision behind the mobile installation is to bring healthy homes issues into communities so that residents do not have to seek out information; instead, the information and help come to them. The installation will combine art with facts and tips to invite community residents to come and visit. Many people may already have a notion that mold, pest and lead paint are bad. However, they are less likely to know how it interacts with their health, or what steps they can take to mitigate the problems. After visiting the mobile exhibit, residents will be able to identify health hazards, know how these hazards can affect their and their family's health, and know what steps to take to resolve the problem. They will have also learned about MTO's web app and other potential resources via which they can address the problem. MTO envisions setting up the mobile exhibit outside schools, parent teacher meetings, neighborhood fairs, parks, laundromats, barbershops, public aid offices, libraries, city colleges, public housing buildings, CHA offices, health clinics, etc. These are community venues that tenants in particular will congregate.

Goals of the project include: raising awareness of the connection between health and the condition of one's housing; increased inspections; getting landlords to mitigate health hazards; and improving city policies concerning mold and other environmental hazards, especially as they relate to global climate change. The project will work across the City of Chicago, with a particular focus on the low income neighborhoods on the South and West sides of the city.

Environmental, Public Health and Community Climate Resiliency Information about the Affected Community:

BIH will address the following environmental standards: Toxic Substance Control Act and Federal Insecticide, Fungicide and Rodenticide Act, and to a lesser degree the Clean Air Act as it relates to indoor air quality particularly around mold and other air born contaminants

As reported on the EPA website "Scientific studies indicate that extreme weather events such as heat waves and large storms are likely to become more frequent or more intense with human-induced climate change."¹ On the same webpage, EPA notes that worldwide precipitation has increased, with intense storms now accounting for a higher percentage of precipitation. Increased precipitation and more intense storms can have a major impact on housing as it relates to flooding and leaks. Flooding and leaks can damage paint causing an increased risk lead poisoning, damp buildings can also cause an increase in mold², roaches and other pests. As our climate changes it will be important to prevent the flow of moisture into the home, keep air circulating and safely rid the house of mold and other pests when moisture breaches the homes external barrier.

¹ <http://www.epa.gov/climate/climatechange/science/indicators/weather-climate/index.html>,

² <http://www.lung.org/healthy-air/home/resources/emergencies-disasters/flood-water-damage.html>

BIH seeks to address the growing problem of leaks and flooding in homes. Of the effects of climate change that are becoming prevalent, perhaps none is impacting residents of the Chicago area more than the increase in total annual precipitation and heavier single-day precipitation events. In the US, “9 of the 10 top years for extreme precipitation events have occurred since 1990.” (EPA, 2014). More frequent and extreme rainfall events have been reported in the Upper Midwest and the changes can be linked with climate change. (Rouge, 2014) (Markus, 2007) (Villarini, 2013) While the climate is changing, we take steps to decrease paint deterioration and increased mold, pests and other allergens inside the home. The project will address the public health concerns of lead poisoning, asthma and other respiratory illnesses.

BIH and MTO serve a highly urban area that is 55% renter occupied³. The vast majority of low and moderate income households rent. According to Chicago Rehab Network 50% of renters are housing burdened, meaning that they pay more than 30% of their income to rent. The community that we will be working with has few resources to change their home environment. The Majority of renters are people of color. Tenants are living in older homes many of which have repair problems. According to the National Center for Healthy Housing, the housing stock of city of Chicago and the metropolitan area over all has sharply dropped compared with other metropolitan areas in the United States with significant increases in water leaks from outside being the strongest contributing factor. (NCHH, 2013) From 2003 until 2009, water leaks from the outside and roofing problem have increased by 54% and 47% respectively in the Chicago area. (NCHH, 2013)

The affected communities have rates of asthma and lead poisoning and poor housing conditions. In a study published in the *Journal of Asthma* in 2012, SUHI researchers report that Chicago is one of the cities hardest hit by the asthma epidemic, with a hospitalization rate that is nearly twice the national average. In one predominately African-American neighborhood on the West Side, 23% of children have asthma (diagnosed or screened positive). Of the 10,000 phone calls to MTO’s Hotline in 2014, 671 pertained to mold related issues. Additionally, 2013 statistics from the Chicago Department of Public Health indicate multiple neighborhoods where over 7% of children tested registered lead blood levels of 5 or greater, representing 615 cases (Austin 7.14%, Burnside 7.23%, West Englewood 7.39%, and South Chicago 7.4%).

Residents of buildings experiencing water leaks from a combination of increased rainfall events and inadequate building maintenance will be given the tools to remedy the situation, including: organizer assistance, holding LL accountable, etc. People experiencing mold problems, in addition to help in addressing the root moisture problem, will also receive education about how to properly remedy mold problems in healthy, safe, and effective ways. While BIH may not be able to stop climate change, it can ensure that increased precipitation does not harm the housing resulting in lead, pests, mold and other allergens that can poison or sicken vulnerable tenants.

Organization’s Historical Connection to the Affected Community.

MTO has three decades of experience working with poor and minority communities living in poorly maintained housing. Our organization’s beginnings are rooted in a 1981 Community Congress convened to find workable solutions to the affordable housing crisis of that time. The Congress recognized that Chicago needed a citywide organization to represent tenants. It led to a

³ <http://quickfacts.census.gov/qfd/states/17/1714000.html>

5-year campaign to pass Chicago's landmark Residential Landlord and Tenant Ordinance (RLTO) and the founding of MTO. Passage of the RLTO is a watershed event in MTO's history. Since the passage of the RLTO, MTO has remained committed to the mission of educating, organizing and empowering tenants to have a voice in the decisions that affect the availability and affordability of safe and decent housing. As a result of MTO's 30 years of work, the agency has routinely come into contact with renters who have become ill as a result of their housing. For instance in the late 1980's mothers whose children had lead poisoning started contacting MTO, leading the agency to take on Healthy Homes issues.

All of MTO programs work with the community to address local environmental issues and public health issues. Issues of poor maintenance are the main reason renters seek help from MTO. Our tenants rights hotline which serves 10,000 tenants annually helps renters to address environmental health hazards such as lead poisoning, mold, pests, and use of non-toxic eradication techniques such as IPM, etc. MTO both educates renters about the issues and provides them with information to resolve the problems. MTO also assists community residents to form tenants associations. These tenants associations often focus on environmental problems such as pests, mold and lead. In 2013, bed bugs became a number one issue for renters. MTO helped tenants in building to pressure their owners to abate the pests and to do it in a safe and effective manner. MTO also worked with the community to pass a bed bug ordinance through the Chicago City Council.

MTO engages residents in the decision making process in several ways. First, MTO views its role as educating people to be able to make decisions about their housing. For example, if a home is suspected of having lead paint hazards MTO helps the tenant to identify the potential problem. The Healthy Homes Educator will then provide the resident with options to resolve the problem. These may include reporting the condition to a governmental agency, working to abate the problem, or moving to a safer location. It is up to the resident to figure out what is in their best interest. As organizers work with residents, to resolve housing problems, tenants are also provided with leadership development training. MTO teaches tenants about housing laws, how to form tenant associations, how to facilitate meetings, how to engage elected officials and the media, etc. MTO engages affected residents in policy campaigns. On a monthly basis MTO brings residents together to discuss and plan campaigns. Residents are a part of deciding on strategy, meeting with elected officials and organizing press events to tell their story.

MTO efforts lead to increased capacity on the part of local community based organization to address local environmental and public health issues on several levels. First MTO is a community based organization, so programs like this increase MTO's capacity. Secondly our organization has built alliances between community health professionals and housing advocates. Among these alliances is the Chicago Westside Partnership for Children's Asthma Initiative, which was a project funded by the U. S. Centers for Disease Control and led by the Sinai Urban Health Institute (SUHI). This particular project has ended yet MTO maintains a strong relationship Sinai Urban Health Institute (project leader). We continue to provide trainings to staff and community members. In addition, MTO participated as a partner in a project funded by the U.S. Department of Housing and Urban Development and led by Children's Memorial Hospital and Lead Safe Chicago, which focused on lead poisoning. These projects targeted Chicago communities serving primarily low-income populations, such as Englewood and Lawndale and

brought needed resources into these communities. Finally, our efforts have resulted in improved policies and laws such a window replacement program in Chicago's Englewood neighborhood.

MTO's mission dictates that the agency will maintain and sustain an ongoing relationship with affected community's residents. The Hotline will continue to serve residents after the completion of the project. Residents will be able to contact MTO to get information about their rights to live in a healthy home. MTO will continue to provide trainings to tenants in the affected area as well as in other areas of the City. MTO has recently developed an app for renters. The app will also be able to provide ongoing education and assistance to tenants in need of support when dealing with home-based health hazards. MTO will also continue to help renters when needed to form tenants associations in the community. Residents will be invited to join campaign meetings to further policies and laws that will benefit the community.

Project Description:

BIH will obtain the following results. 1. It will increase awareness of health hazards in the home; 2. Increase tenants capacity to identify and take action to remediate hazards in the home. 3. BIH will focus greater attention on the growing problem of flooding and leaks and that unless action is taken these climate related problems will only worsen. 4. BIH will heighten awareness of elected officials, policymakers and residents about the health danger of excessive water in the home. 5. It will provide policymakers with stories and facts about the need for improved policies concerning flooding and intense storms. 6. BIH will inform residents of best practices in regards to remediating home based health hazards. 7. BIH will result in tenants living in healthier homes. 8. The project will encourage policy makers to increase resources to reduce the impact of intense storms and flooding have on housing and thus on the health of community residents.

The project will achieve these results by developing an attention getting travelling exhibit that will be set up in affected communities. MTO has found major barriers to tenants taking action to improve their home environment are: 1. the lack of awareness of the health implications of home-based health hazards; 2. the lack of knowledge about their rights and the steps that tenants can take to remedy the hazard; and 3. a lack of personal support that tenants need to assert their rights. BIH will remove these barriers and make it possible for low and moderate income renters to take action to abate environmental hazards in the home.

BIH will provide residents with knowledge about the implications of home-based health hazards. The mobile display will draw upon current science of healthy homes and climate change and combine that with interactive presentations. The display will include art, photos and facts. The mobile exhibit will be set up in the affected communities so that information and resources will be brought to community. MTO anticipates setting the mobile display up outside schools, parent teacher meetings, housing and health fairs, community events, governmental offices, libraries, public aid offices, Laundromats, city colleges, etc. These community sites have all been selected because low-income renters visit these places.

The mobile BIH exhibit will educate tenants about their rights and the steps they can legally take to remedy the situation. The exhibit will have informational materials and fill in the blank letters for tenants to fill and send to their landlord. BIH will provide information and best practice tips that tenants and home owners can use to remediate the problem. Tenants will learn how to use

the MTO mobile phone app to communicate with their landlord. The app will allow tenants to take pictures of health hazards, send the photos with a letter to the landlord and support the tenant through other steps. Staff at the exhibit will be trained to answer tenant questions and provide them with support.

MTO will provide additional support to some renters by having trained staff visit the renters unit to inspect it for health hazards. The staff will then help renters resolve issues and to contact City Departments for a more thorough inspection by a city licensed inspector. Tenants will receive contact information for a healthy homes counselor. MTO will develop literature about water caused housing problems. The literature will serve as reminders about the health problems and will also provide residents with referrals and resources. We expect many people may not have a water problem when they visit the exhibit, yet the goal is give them information they can use should problems arise. As a part of BIH, MTO will organize two events in the community to discuss climate change, how that will affect residential housing and steps renters can take to mitigate health hazards such as mold or lead paint. Elected officials from the community will be invited to the events. MTO will help set up meetings with public officials and residents who have been affected by the flooding or water leaks. The residents will be invited to participate in MTO's ongoing public policy meetings. While at the housing exhibit, tenants will be able to sign petitions and letters to their elected officials. MTO will maintain a database of exhibit visitors. MTO will attempt to engage visitors in public health and housing related campaigns. BIH will also provide renters with a forum to tell their story and post it to MTO's website.

On this project MTO will partner with the Illinois chapter of Physicians for Social Responsibility which will provide expertise around climate change, assist in development of materials for distribution, speak at events and participate in policy meetings. MTO will continue its partnership with the Chicago Department of Public Health. The Department will provide inspections and resources in cases of poisoning. SUHI will provide expertise around asthma and asthma care. Local community residents will play a large partnership role. One goal of project is to improve the health of the residents, so when it comes to deciding how to handle a home-based health hazard, tenants will be in the lead. Residents will learn what their options are regarding leaks and floods, and mold, pests and damaged lead paint. Tenants will decide on their best course of action. Secondly, MTO will be organizing two community events and residents will be a part of the organizing. Residents will help with recruitment, program planning and outreach to the media. Residents will be a part of the event as hosts and speakers. MTO will help residents develop testimony for the events. Finally residents will be in lead positions in the project's efforts to change policy. Tenants will meet with elected officials and tell their story of the how leaks and flooding have impacted their lives. They will be a part of discussions when it comes to the development of policies. In an effort to build greater awareness around the issue of climate change as it relates to healthy Housing, MTO plans to highlight the stories of residents facing health risks due to climate change and poor housing maintenance on the MTO webpage.

MTO is a grassroots organization that has years of history supporting renters in their struggle to get safe, decent and affordable housing. Lack of decent, safe and affordable housing has a profound effect on thousands of the Chicago's low and moderate income renters. Poor health is one result of inadequate or poorly maintained housing. Poorly maintained housing is the biggest complaint that MTO receives from tenants. It effects all aspects of tenant's life. As a grassroots

tenants organization, MTO has a vested interest in not only seeing this project succeed. BIH will help MTO increase its outreach in affected neighborhoods and empower renters in the affected communities. One of the largest problems we face is that so many renters wait to do anything until the problem becomes large and in many cases unmanageable. Our prediction is the project will encourage renters to act sooner. BIH will empower tenants to act and provide them with support they need to succeed. Because this project is integral to MTO's mission, MTO will be involved in developing the display, manning the display in the community, overseeing the development of literature, organizing two community events, providing tenants when needed with ongoing support and writing a final report.

BIH will address the following environmental standards: **Toxic Substance Control Act and Federal Insecticide, Fungicide and Rodenticide Act** and to a lesser degree the **Clean Air Act** as it relates to indoor air quality particularly around mold and other air born contaminants. Because moisture is the leading cause of premature paint failure and is associated with 26 different kinds of paint damage,⁴ and because floods and other storm-related events are likely to increase in the context of climate change,⁵ and for a major city Chicago has the highest incidence of childhood lead poisoning, therefore Toxic Substance Control Act is related. Because damp buildings can cause an increase in mold, roaches and other pests and landlords and residents often use insecticides, fungicides and other chemicals to control these problems so the Insecticide, Fungicide and Rodenticide Act applies. Finally damp buildings also mean an increase in mold and other allergens⁶, which effects the indoor air quality of the apartment.

Organizational Capacity and Programmatic Capability

MTO has managed the following federal grants. They are all relevant to this grant because in all cases the affected community was low-income renters living primarily on Chicago's South and West sides.

Project	Grant ID # & Amount	Contact Information	Funder & Dates	Reporting Requirements and Performance
Environmental Justice for Renters	EQ-00E82201-0 \$19,940.00	Denise Reape 77 W. Jackson Blvd., LP-9J Chicago, IL 60604-3507 (312)353-7925	Environmental Justice Small Grant – 3/01/2009 – 4/01/2010	<ul style="list-style-type: none"> - Identify buildings - Provide information and training/ workshops - Provide onsite support One interim and one final report required. Reports were submitted in a timely manner.

⁴ HUD Guidelines for the Evaluation and Control of Lead Based Paint Hazards in Housing, US Department of Housing and Urban Development, Second Edition, 2012, p. 6-17 and p. 11-24

⁵ Institute of Medicine. 2011. Climate Change, the Indoor Environment, and Health, report 0309209412

⁶ <http://www.lung.org/healthy-air/home/resources/emergencies-disasters/flood-water-damage.html>

Cook County American Recovery and Reinvestment Act- Homelessness Prevention and Rapid Re-housing Program	Project Number: 10-077 \$156,000 from 10/2009 to 9/2012	Pamela White 69 W. Washington, Suite 2900 Chicago, IL 60602 (312)603-1019	Cook County American Recovery and Reinvestment Act- Homelessness Prevention and Rapid Re-housing Program	MTO tracked client names, income, number of people in household, Reports included issue the tenants faced, outcomes, etc All reporting requirements have been met
City of Chicago American Recovery and Reinvestment Act- Homelessness Prevention and Rapid Re-housing Program	Purchase order #20327 Specification #76211 \$30,173 from 9/2011 to 9/2012	Cindy Rivera 1615 West Chicago Avenue, Chicago, IL 60622 (312) 746-8858	City of Chicago American Recovery and Reinvestment Act- Homelessness Prevention and Rapid Re-housing Program	MTO tracked clients and client information. Reports included: # of inspections, # of tenants counseled, #of training, # of participants, etc All reporting requirements are completed
Tenant Resource Network	Cooperative Agreement # TRNP-11-009 \$600,000	Cynthia Lane Housing Program Manager Multifamily Housing U.S. HUD 451 7 th St. SW, Room 6152 Washington, DC 20410 202-402-2424	U.S. Dept. of Housing and Urban Development from 6/21/2012 to current	<ul style="list-style-type: none"> - Reports include: building activities such as meetings, trainings, participants, materials distributed, contracts renewed, etc - All reporting requirements are up to date

While not being the grant recipient, MTO has worked on the following grants as a sub-recipient. City of Chicago Department of Public Health - For five years, MTO received money to provide lead prevention training through our Healthy Homes Project through the City of Chicago Department of Public Health (Contract #14472). We met all requirements of the program. Housing and Urban Development – MTO participated as a partner in a grant from the U.S. Department of Housing and Urban Development (HUD) awarded to Children’s Memorial Hospital in Chicago (CMH Agreement No. 2007-297N-MTO). MTO provided all reports in a timely manner. MTO participated in as a partner in a grant from the U.S. Centers for Disease Control (CDC) awarded to Sinai Urban Health Institute (SUHI) in Chicago (Grant #5R18EH00355-02). MTO met all requirements for this partnership. We entered into an additional partnership with SUHI was from the U.S. Department of HUD and the period of the award is from 4/1/2011 to 3/31/2013. We completed all requirements.

As can be seen from the numerous grants the agency has successfully won and completed, MTO has the experience and can create a plan to successfully achieve and complete the project. MTO currently has two staff person trained as Healthy Homes Educators (HHE). Both staff members are familiar with lead paint hazards and mold. Both have been trained in Integrated Pest Management (IPM). MTO and the healthy housing organizers have excellent relationships with Chicago Department of Health, Loyola’s Lead Safe Illinois Project, the National Center on Healthy Homes and SUHI asthma prevention project. If HHEs have questions regarding Health issues resulting from home based hazards they have access to numerous resources that can help. MTO already has numerous materials about healthy homes that will be used in the project.

Qualifications of the Principal Investigator or Project Manager (PI/PM)

The MTO is the lead organization for the project and its Executive Director, John Bartlett will manage BIH. Bartlett currently oversees MTO and sets the organization's overall vision and goals. He has been with the organization since 1994 and is an established leader in Chicago's affordable housing and healthy homes circles. He has overseen the startup and implementation of several new programs, including the Healthy Homes Program. In 1994, Bartlett established MTO's citywide tenants' hotline. The hotline answers over 10,000/year and employs a staff of 4 plus 15 volunteers. In 2004, Bartlett developed a training program for subsidized tenants. He worked with voucher tenants, faith-based and community organizations and CHAC (Chicago's administrator of the federal voucher program) representatives to develop comprehensive workshops geared towards educating Chicago's voucher tenants. To date MTO has trained more than 3000 voucher tenants.

In 2005, he initiated MTO's Healthy Homes program. The program currently employs 2 staff and has a budget of over \$100,000. Through the work of Bartlett, the program has built partnerships and collaborations with hospitals such as Children's Memorial Hospital and Mt. Sinai Hospital, the City of Chicago Department of Health, Illinois Chapter of the American Academy of Pediatrics, community organizations such as Westside Health Authority and Imagine Englewood If and National Organizations like the National Center for Healthy Homes.

Since 1999, Bartlett has served on the Chicago's Community Development Advisory Committee. He served on State of Illinois Joint House-Senate Task Force on Mold in Indoor Environments. In 2004, the Governor appointed Bartlett to State of Illinois Lead Safe Housing Advisory Council. Bartlett has a B.A. in Community Organizing from Northeastern Illinois University. He has worked with renters for over 25 years. He has been a leader in coalition building. Coalitions in which he participates include Chicago Rents Rights, Chicago Housing Initiative, Lead Safe Illinois, Take Back Chicago, and others. These coalitions have successfully won reforms such as a law preserving Single Room Occupancy hotels and a ban on discrimination against Section 8 voucher holders.

Bartlett has helped HUD tenants organize quarterly meetings with the local HUD officials. These meetings resulted in improved housing for the tenants and policies such as national bed bug policy for HUD buildings. Community residents then went on to pass a bed bug ordinance in Chicago in 2013. MTO and its tenant supporters are involved with the City of Chicago to improve its inspection protocols to better identify and resolve environmental issues.

He has written numerous articles and his op-ed pieces have been published in many newspapers including, *Chicago Tribune*, *Chicago Sun Times*, *UK Guardian*, and others. MTO maintains and sustains ongoing relationships with affected community residents and organizations through regular communication. MTO has an e-newsletter and a printed newsletter that are sent to residents. MTO regularly emails 4000 tenants information on Chicago tenant laws, tips to improve their housing and the latest campaign updates. MTO's informational brochures are sent to residents and contain information that can be used over and over. MTO provides renters with trainings. For example, Bartlett oversaw the development of MTO's bed bug workshops which are highly attended by both landlords and tenants. Residents are invited to leadership development trainings. These trainings help tenants to learn about organizing campaigns, facilitating meetings, telling their stories to the media and elected officials.

Past Performance in Reporting on Outputs and Outcomes.

MTO has a history of reporting all outputs and outcomes. The chart in Organization Capacity and programmatic Capability shows that MTO reported on different outcomes and completed the reports. MTO worked with the funder to determine reporting requirements. MTO has the capacity to develop different formats of reports. MTO has in the past completed reports that include maps, charts and narratives. Most reports also include financial information. MTO staff are knowledgeable about different computer programs and are able to create databases needed to provide funders with complete information and can help to evaluate the a programs progress.

In most cases MTO will start with a client based database that will include client information, issues or problems faced by the client, suggested steps and then the outcome of the intervention. The HHE will collect the individual's information on a form or directly enter the info into the database. The issue faced by the renter will also be compiled, steps the tenant has taken to resolve the problem as well as any results. MTO's new app also allows the storage of photos. Photos of condition problems or of documents can be stored with the tenant's records. We also track group activities such as workshops or work with tenants associations. At meetings or events, participants are asked to sign-in and sometimes asked to fill out a survey. The group numbers are tabulated and entered into a data base. The group activities can also track outcomes such as learning or improvements to buildings.

Project Performance Measures/Milestones.

(Toxic Substances Control Act, Federal Insecticide, Fungicide, Rodenticide Act, Clean Air Act).

Resources

Staff resources specifically to be assigned to the proposed project are: 40% of a Healthy Homes Organizer, and 5% of a Project Manager.

Annual Time-line: based on Award date.

1st Quarter

Assign a HHE staff person to the project, and finalize time-line.

Contact partners

Set up initial meeting with participants.

Design and Develop mobile exhibition including handouts and survey

Develop a database to track outcomes (create any forms if needed to capture the data)

2nd Quarter

Select first sites to bring the exhibit

Begin home inspections on an as needed basis

Create committee to organize community events.

Committee will organize events (Select community and location, perform outreach, select speakers, invite local public officials, prepare any materials for handouts, evaluate the event, etc)

3rd Quarter

At midway point of grant meet with partners to discuss performance, outcomes and to see if any aspects of the grant need to be altered.

Continue community outreach (2nd Quarter)

4th Quarter

Continue community outreach (2nd & 3rd Quarter)
Provide final report and other reports as required.

Outputs/Outcomes: The local environmental and public health measure BIH will achieve

- The program will come into contact with 1000 residents to raise awareness of home-based health hazards, ways to make housing climate resilient, rights of tenants to healthy housing.
- BIH will perform 10 to 20 inspections of units
- BIH will assist renters in writing 20 letters to their landlord resulting in work being completed to remediate the problems 50% of the time.
- 200 people will sign a petition for their alderman regarding ensuring that homes are healthy,
- 8 people will write stories about flooding, mold, etc. The stories will all be submitted to the MTO website
- Tenants with MTO will meet with 3 aldermen to discuss the need for better policies around mold, lead paint especially as it relates to climate change.
- At least one alderman will agree to sponsor healthy homes legislation
- As a result of BIH 30 renters will sign up for and use the MTO renters' app.

MTO's approach for determining how and whether progress is made in achieving the expected outcomes and outputs is to be constantly discussing the project with the affected parties to evaluate the program and to determine if the program is succeeding. The PM will meet with assigned staff on a regular basis. At the beginning of the project meetings are more frequent most likely at least once per week as the project develops meetings are needed less often. MTO will be surveying the participants to see if they are increasing their awareness. MTO will track remediation efforts. Remediating mold, mold lead or pests are easily observable and are considered a success. Changing policy is much more difficult to evaluate on a short term project. It often takes several years to achieve policy change. Participation of community members in a campaign are a good indicator of progress as are meetings with elected officials. PM, staff will also meet with community members on a bi monthly basis to evaluate the project and determine success and to look at next steps.

Quality Assurance -- At this point we do not believe the project will involve the need for a Quality Assurance Plan.

Expenditure of Grant Funds -- MTO takes enormous care overseeing finances. MTO's office manager will drawdown funds on quarterly basis. The office manager will all necessary documents when making a drawdown on allocated funds. Any staff assigned to the project will complete time sheets. On the time sheets, the staff member will indicate the hours worked on BIH. The staff member's supervisor signs off on all timesheets. All expenditures other than salary require approval. The PM is responsible for signing all check requests. No money is paid out until the check request is signed. MTO employs an outside bookkeeper and auditor in order to ensure proper control of funds.